

Landowner-Specific Narrative Summary  
Breckenkamp Farms, LLC

To date, ATXI has been unsuccessful in obtaining an easement from Breckenkamp Farms, LLC. Breckenkamp Farms, LLC owns four parcels totaling approximately 115 acres, and is located along the River to Quincy segment in Adams County, Illinois. The parcels at issue have been designated internally as A\_ILRP\_RQ\_AD\_001. Breckenkamp Farms, LLC is managed by Messrs. Don, Bob and Ross Breckenkamp. ATXI has communicated primarily with Mr. Don Breckenkamp. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, the members of Breckenkamp Farms, LLC to acquire an easement on approximately 38 occasions, including 22 phone calls, 2 voicemails, 2 emails, 3 letters, and 9 in-person visits.

The remaining primary disagreement between Breckenkamp Farms, LLC and ATXI concerns the amount of compensation for the transmission line easement. ATXI has accommodated two of Mr. Breckenkamp's pole placement requests. The only request ATXI could not accommodate was his request to remove three poles from his property due to spanning concerns.

When negotiations began in October 2013, Mr. Breckenkamp expressed concern that the transmission line would interfere with the aerial application of pesticide and fungicide to his fields. Mr. Breckenkamp made a series of pole relocation requests to reduce the amount of affected cropland, and the parties were able to reach an understanding on two of them.

Those three requests were:

- Relocating the transmission line south of the cellular tower on his property. ATXI and Mr. Breckenkamp compromised and agreed to relocate the poles south slightly to maintain appropriate distance restrictions between the transmission line and the existing cellular tower. ATXI could not move the lines further south because the cellular tower near the south property line has anchor wires, and ATXI must maintain certain spacial

Landowner-Specific Narrative Summary  
Breckenkamp Farms, LLC

requirements between the cellular tower and the line. And, Mr. Breckenkamp's agreement with the owner of the tower contains specific clearances that must be maintained.

- Relocating the line near the treeline at the edge of the crop field, so that 75 feet of the easement right-of-way overlapped the forested area. ATXI and Mr. Breckenkamp compromised and agreed to move the easement area up to the treeline, but not into the treeline. The original request could not be accommodated due to environmental concerns, and stability and flooding concerns.
- Reducing the number of poles on the property by eliminating three poles. ATXI was not able to accommodate this request because a certain maximum distance between poles is necessary to ensure the reliability of the line.

Therefore ATXI was able to negotiate a solution with respect to two requests and had to deny the other request. ATXI currently believes that Mr. Breckenkamp does not have any remaining concerns about pole relocations at this time.

However, the parties have not resolved their differences regarding easement compensation. Breckenkamp Farms' current counteroffer is more than 10 times ATXI's total compensation offer (and approximately 4 times the appraised per/acre value). Given the disparity with respect to compensation, ATXI and Breckenkamp Farms are unlikely to resolve their differences, and therefore, eminent domain authority for this landowner is necessary.

**ATXI Exhibit 1.4**  
**Part A**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
A_ILRP_RQ_AD_001-ROW	20-0-1826-000-00, 20-0-1889-000-00, 20-0-1834-000-00, 20-0-1830-000-00	Breckenkamp Farms, LLC, et al	Don Breckenkamp 5102 South 6th Street Quincy, Illinois 62305-0754	That certain tract of land being 40.59 acres, more or less, situated in the W1/2 of S26; 55.02 acres, more or less, situated in the W1/2 of the SW1/4 of S26; and 39.12 acres, more or less, situated in the NE1/4 of the NW1/4 of S35, T2S of the Base Line, R9W of the Fourth Principal Meridian, Adams County, Illinois, as described in that certain Quit Claim Deed dated May 24, 2006, and recorded in Book 706, Page 5461, Deed Records, Adams County, Illinois, less and except any conveyances heretofore made.

Breckenkamp  
A-ILRP-RQ-AD-COI  
**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 1/7/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:  

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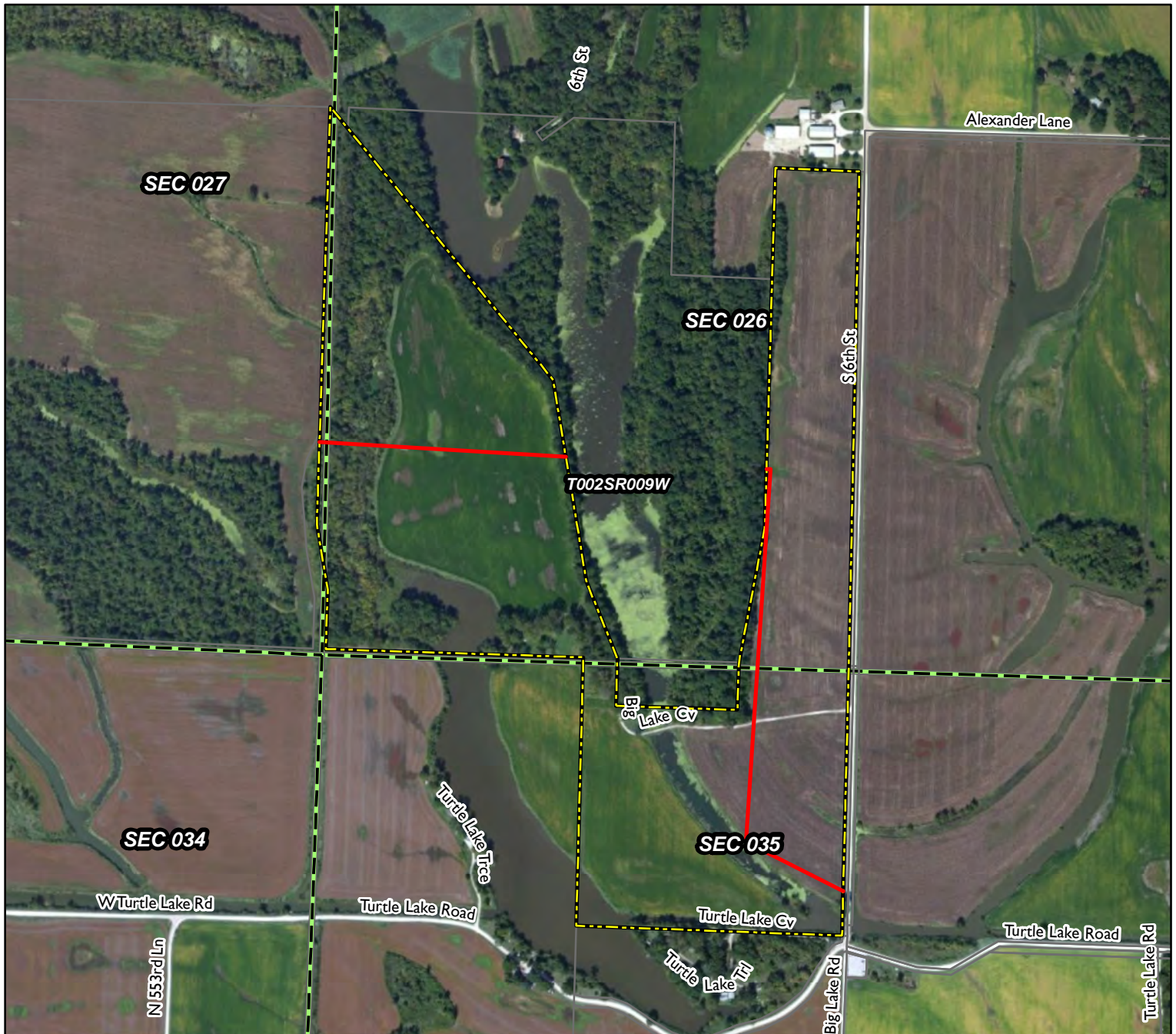
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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Christ K HollenKamp Christian K HollenKamp ☒

## Adams County, IL

134.73 Acres out of the W1/2 and W1/2 S26, NE1/4 of the NW1/4 of Section 35, Township 2 S, Range 9 W, Adams County, Illinois

Tax ID: 200183000000



### Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Adjacent Tracts
- Section Boundary

0 0.035 0.07 0.14 0.21 0.28 0.35 Miles

BRECKENKAMP FARMS, LLC

Tract No.: A\_ILRP\_RQ\_AD\_001

Date: 3/20/2014

EXHIBIT "A"

**TRACT 1**

A 4.122 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BRECKENKAMP FARMS, LLC, RECORDED IN BOOK 706, PAGE 5459, BOOK 706, PAGE 5460, AND BOOK 706, PAGE 5461 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS D.R.A.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 3-INCH IRON PIPE FOUND WITH A BRASS CAP AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 01 DEGREES 38 MINUTES 04 SECONDS EAST, A DISTANCE OF 1,531.88 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1167542.60, E:1945941.37;

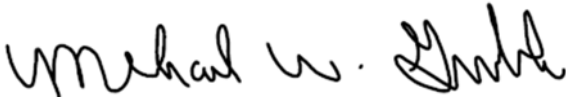
**THENCE** SOUTH 86 DEGREES 31 MINUTES 23 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,185.43 FEET TO A POINT FOR CORNER IN A WESTERLY COMMON LINE OF SAID TRACT 1 AND A TRACT OF LAND DESCRIBED IN DEED TO ROBERT J. LANSING, RECORDED IN BOOK 707, PAGE 4173, D.R.A.C.I., FROM WHICH A 3/4-INCH IRON PIPE FOUND AT A COMMON ANGLE POINT OF SAID TRACT 1 AND SAID LANSING TRACT BEARS NORTH 07 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 259.76 FEET;

**THENCE** SOUTH 07 DEGREES 06 MINUTES 34 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 152.60 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 86 DEGREES 31 MINUTES 23 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,208.64 FEET TO A POINT FOR CORNER IN SAID WEST LINE;

**THENCE** NORTH 01 DEGREES 38 MINUTES 04 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 179,555 SQUARE FEET OR 4.122 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



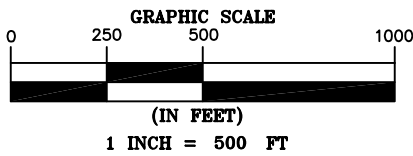
MICHAEL W. GERBERICK  
PROFESSIONAL LAND  
SURVEYOR NUMBER 035-002683, STATE OF ILLINOIS  
SURVEYING AND MAPPING, INC.  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475, STATE OF ILLINOIS

DATE: 1/24/2014



# EXHIBIT "A"

TRACT 1



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S86°31'23"E	1185.43'
L2	S07°06'34"E	152.60'
L3	N86°31'23"W	1208.64'
L4	N01°38'04"E	150.08'
L5	N07°06'34"W	259.76'
L6	S02°20'00"W	125.05'
L7	N64°57'39"W	534.64'
L8	N01°05'44"E	1283.48'
L9	N12°08'31"E	391.44'
L10	N01°05'44"E	381.36'
L11	S86°31'23"E	75.06'
L12	S01°05'44"W	1948.39'
L13	S64°57'39"E	374.36'
L14	S02°20'00"W	162.60'

CHRISTOPHER B. HUNTER,  
TRUSTEE UNDER THE  
CHRISTOPHER B. HUNTER  
TRUST AGREEMENT  
BOOK 620, PAGE 18351  
D.R.A.C.I.  
ILRP\_RQ\_AD\_014

SECTION 26  
TOWNSHIP 2S  
RANGE 9W

ROBERT J. LANSING  
BOOK 707, PAGE 4173  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_005

TRACT 1  
BRECKENKAMP FARMS, LLC  
BOOK 706, PAGE 5459  
BOOK 706, PAGE 5460  
BOOK 706, PAGE 5461  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_001

P.O.B.  
TRACT 1  
N:1167542.60  
E:1945941.37

P.O.R.

SECTION LINE

27 26  
34 35

SECTION LINE

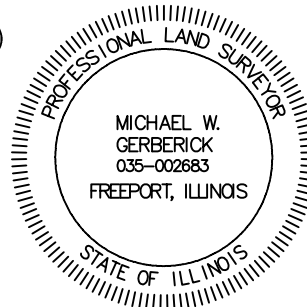
TRACT 1  
PROPOSED 150'  
WIDE EASEMENT  
4.122 ACRES  
(179,555 S.F.)

TRACT 1  
BRECKENKAMP FARMS, LLC  
BOOK 706, PAGE 5459  
BOOK 706, PAGE 5460  
BOOK 706, PAGE 5461  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_001

MATCH LINE SHEET 04

## LEGEND

D.R.A.C.I.	DEED RECORDS ADAMS COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND
⊙	3/4" IRON PIPE FOUND (UNLESS NOTED)
⊗	1" IRON PIPE FOUND WITH A CAP
●	ANGLE IRON FOUND
△	CALCULATED POINT
$\frac{2}{11} \mid \frac{1}{12}$	TYPICAL SECTION CORNER
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-02683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 05

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 01/24/2014  
SCALE: 1"=500'  
TRACT ID: A\_ILRP\_RQ\_AD\_001  
DRAWN BY: TJC



150' TRANSMISSION  
LINE EASEMENT  
RIVER TO QUINCY  
SECTIONS 26 AND 35, TOWNSHIP 2 SOUTH,  
RANGE 9 WEST OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS



EXHIBIT "A"

**TRACT 2**

A 7.463 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, AND THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO BRECKENKAMP FARMS, LLC, RECORDED IN BOOK 706, PAGE 5459, BOOK 706, PAGE 5460, AND BOOK 706, PAGE 5461 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EAST LINE OF SAID NORTHEAST 1/4, FROM WHICH A 1-INCH IRON PIPE FOUND WITH A CAP AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 02 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.05 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1165135.97, E:1948501.95;

**THENCE** NORTH 64 DEGREES 57 MINUTES 39 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 534.64 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 01 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 1,283.48 FEET TO A POINT FOR CORNER IN THE EASTERLY COMMON LINE OF SAID TRACT 1 AND A TRACT OF LAND DESCRIBED IN DEED TO ROBERT J. LANSING, RECORDED IN BOOK 707, PAGE 4173, D.R.A.C.I.;

**THENCE** NORTH 12 DEGREES 08 MINUTES 31 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 391.44 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 01 DEGREES 05 MINUTES 44 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 381.36 FEET TO A POINT FOR CORNER, FROM WHICH A 3/4-INCH IRON PIPE FOUND AT A COMMON ANGLE POINT OF SAID TRACT 1 BEARS NORTH 75 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,087.04 FEET;

**THENCE** SOUTH 86 DEGREES 31 MINUTES 23 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 75.06 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26 BEARS NORTH 13 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,650.85 FEET;

**THENCE** SOUTH 01 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,948.39 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 64 DEGREES 57 MINUTES 39 SECONDS EAST, A DISTANCE OF 374.36 FEET TO A POINT FOR CORNER IN SAID EAST LINE;

**THENCE** SOUTH 02 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 162.60 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 325,089 SQUARE FEET OR 7.463 ACRES OF LAND, MORE OR LESS.



AMEREN TRANSMISSION  
ILLINOIS RIVERS PROJECT  
RIVER TO QUINCY  
345 KV TRANSMISSION LINE

ATXI Exhibit 1.4

Part A

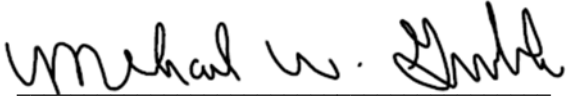
A\_ILRP\_RQ\_AD\_001

SAM, Inc. Job No. 32359

Page 4 of 5

EXHIBIT "A"

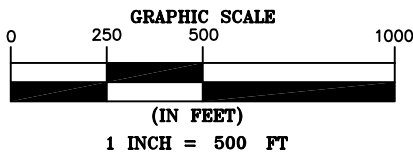
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MICHAEL W. GERBERICK  
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SURVEYING AND MAPPING, INC.  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475, STATE OF ILLINOIS



DATE: 1/24/2014



# EXHIBIT "A"

TRACT 2

ROBERT J. LANSING  
BOOK 707, PAGE 4173  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_005

TRACT 1  
BRECKENKAMP FARMS, LLC  
BOOK 706, PAGE 5459  
BOOK 706, PAGE 5460  
BOOK 706, PAGE 5461  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_006

SECTION 26  
TOWNSHIP 2S  
RANGE 9W

TRACT 1  
TOP NOTCH FARMS, LLC  
DOCUMENT NO. 2012R-14644  
DOCUMENT NO. 2012R-14653  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_010

TRACT 1  
BRECKENKAMP FARMS, LLC  
BOOK 706, PAGE 5459  
BOOK 706, PAGE 5460  
BOOK 706, PAGE 5461  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_006

TRACT 1  
TOP NOTCH FARMS, LLC  
DOCUMENT NO. 2012R-14644  
DOCUMENT NO. 2012R-14653  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_010

TRACT 1  
BRECKENKAMP FARMS, LLC  
BOOK 706, PAGE 5459  
BOOK 706, PAGE 5460  
BOOK 706, PAGE 5461  
D.R.A.C.I.  
A\_ILRP\_RQ\_AD\_006

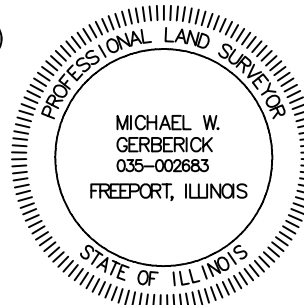
TRACT 2  
PROPOSED VARIABLE  
WIDTH EASEMENT  
7.463 ACRES  
(325,089 S.F.)

SECTION 35  
TOWNSHIP 2S  
RANGE 9W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S86°31'23"E	1185.43'
L2	S07°06'34"E	152.60'
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D.R.A.C.I.	DEED RECORDS
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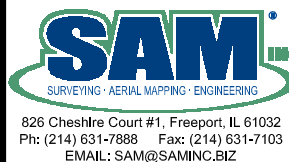
*Michael W. Gerberick*  
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ADAMS COUNTY, ILLINOIS